



**ARMY HOUSING**

# **General Officer Quarters Management**

**Office of the Assistant Chief of  
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**Quality Facilities for Quality Soldiers**



**ARMY HOUSING**

# **Congressional Concerns**

- **High Cost for Historical Properties**
- **Excessive Maintenance and Repair Requirements**
- **Non-Emergency Out-of-Cycle Requests**
- **Repetitive Major M&R Projects on Same Quarters**



## ARMY HOUSING

# GFOQ Background

- **Family Housing Inventory**  
**108,000**

- **General Officer Quarters**  
**330**

**80 Foreign**

**168 Historic**

**118 RCI Sites**

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(plus 3 at Ft Carson)



## ARMY HOUSING

# Army Family Housing GFOQ Statistics

- **Average age**  
**70**
- **Average size (Sm: 1637; Lg: 19,195)**  
**3,387**
- **Historical**  
**54%**
- **Average FY 00 M&R per unit**  
**\$25,300**

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## ARMY HOUSING

# GFOQ Rules

- All quarters must have current, signed Six-Year Maintenance Plan
- All M&R >\$35K per year must be approved by Congress in the budget submission
- All repairs which need Congressional approval must have a DD 1391 for each unit
- All total O&M >\$60K per year (M&R <\$35K) must be approved by HQDA and ASA(I&E)
- All improvements >\$3K per year must have approval of HQDA and ASA(I&E)



## ARMY HOUSING

# High Cost for Historical Properties

- **Average Size - 3,907 NSF**
- **Average Age - 92 years**
- **Cost of Special Materials**
- **Environmental Abatement**
- **Special Craftsman**



## ARMY HOUSING

# Excessive Maintenance & Repair Requirements

- **Deferred Maintenance & Repair**
- **Lack of Preventive Maintenance - Planned Execution**
- **Lack of Management (Break & Fix is the Traditional Method)**
- **Rules to Fix are more Difficult**



## ARMY HOUSING

# Non-Emergency Out-of-Cycle Requests

- **Failure to Program Repairs**
- **Life/Health/Safety Related**
- **Emergencies**
  - ... **Acts of Nature**
  - ... **Fire Damage**





## ARMY HOUSING

# Repetitive Major M&R Projects on Same Quarters

- **Lack of Six-Year Plans**
- **Lack of Project Review**
- **Failure to Program Maintenance**
- **Lack of Management**
- **Lack of Occupant Awareness of Rules**



## ARMY HOUSING

# The Fix

- **Six-Year Plans reviewed at HQDA every year**
- **Analysis of Annual Congressional cost report at HQDA each year**
- **Divestiture of High Cost Units when appropriate**
  - **Economic analysis of alternatives**
- **Strict adherence to “emergency only” criteria for Out-of-Cycle requests**
- **Senior Leadership Reinforce Management Compliance**
- **GFOQ Management Training at Capstone and Senior Leader Conferences**
- **Privatization of family housing**



## ARMY HOUSING

# Army Family Housing GFOQ Inventory by MACOM

<b>AMC</b>	<b>21</b>	<b>ATEC</b>	<b>1</b>
<b>EUSA</b>	<b>13</b>	<b>FORSCOM</b>	<b>45</b>
<b>MDW</b>	<b>76</b>	<b>MEDCOM</b>	<b>8</b>
<b>TRADOC</b>	<b>75</b>	<b>USAREUR</b>	<b>66</b>
<b>USARPAC</b>	<b>14</b>	<b>USARSO</b>	<b>8</b>
<b>USMA</b>	<b>3</b>		



**ARMY HOUSING**

# **GFOQs at Privatized Sites**

- **118 of all GFOQs to be privatized**
- **Congressional limits do not apply**
- **No AFH to repair or improve dwelling units**
- **Only AFH for authorized furniture/amenities**